

LAND DEVELOPMENT COMMITTEE

SEPTEMBER 12, 2007

Present: _____ John A. Cimino, Chairman, Mercer County Planning Board
 _____ Bill Agress, Vice-Chairman, Mercer County Planning Board
 _____ Edward W. Fedorko, Jr., Member, Mercer County Planning Board
 _____ Donna Lewis, Planning Director, Mercer County Planning Division
 _____ Greg Sandusky, Mercer County Engineer
 _____ Mercer County Executive Brian M. Hughes, Alternate

<u>Type of Development</u>	<u>Name of Development</u>	<u>Municipality/Street/Block/Lot</u>
1. Amended Site Plan & Preliminary Site Plan MC # 07 – 912	Northeast Business Park Sleepy's	Washington Township 11 Applegate Drive Block 41.02, Lots 3.01 & 4.01

Approved with conditions: Site Plan approval for the construction of an 87,000 (sf) Sleepy's Warehouse expansion at the Northeast Business Park and Preliminary Site Plan approval for future warehouse expansion of 68,400 (sf) to be constructed at a later date.

2. Site Plan MC # 07 – 504	Rosecliff Living, Inc. * (Morris Hall / St. Lawrence)	Lawrence Township Franklin Corner Road & I-95 Block 4901, Lot 1
-------------------------------	---	---

Approved with conditions: Construction of a senior housing development on a 29.2 (ac) tract, consisting of 137 apartments and 42 carriage homes. A community center will be located on the first floor of the central building.

3. Site Plan MC # 07 - 705	Greenview Corporate Center *	West Windsor Township Route 1 & Meadow Road Block 8, Lot 8
-------------------------------	-------------------------------------	--

Approved with conditions: Construction of a mixed use development on 63 acres to include a 98,264 (sf), 160 room six-story hotel and a 128,414 (sf) corporate office park consisting of four separate office buildings. There will be a total of 849 parking spaces.

4. Site Plan MC # 07 – 512	The Bridge Academy, Inc.	Lawrence Township Lawrenceville Road Block 3004, Lot 155
-------------------------------	---------------------------------	--

Approved: Construction of a 1,820 (sf) classroom addition.

5. Site Plan MC # 07 – 618	LKP, LLC *	Hamilton Township 3240 East State Street Extension Block 1602, Lot 6
-------------------------------	-------------------	--

Approved: Construction of a second floor 1,996 (sf) addition to the existing office building in addition to a 1,768 (sf) two-story addition in the rear of the existing building.

6. Minor Subdivision MC # 07 – 309	Giles, Richard & Janet	Princeton Township 565 Pretty Brook Road Block 3304, Lot 5
---------------------------------------	-----------------------------------	--

Approved: Subdivision of an existing 4.79 (ac) lot into two standard size lots of 2 (ac) with an existing dwelling and 2.79 (ac) with a new dwelling.

<u>Type of Development</u>	<u>Name of Development</u>	<u>Municipality/Street/Block/Lot</u>
----------------------------	----------------------------	--------------------------------------

7. Site Plan MC # 07 – 619	Nami Lane Technology Center (Americo II, LLC)	Hamilton Township One Nami Lane Block 1520, Lot 19
-------------------------------	--	--

Approved: Construction of a 27,000 (sf) office/manufacturing building and parking lot on 3.25 (ac) of an existing 18.08 (ac) industrial park.

8. Site Plan & Subdivision MC # 07 – 310	Elements Restaurant (JAT Holdings, LLC) *	Princeton Township Bayard lane & Leigh Avenue Block 6903, Lots 29, 30 & 32
--	--	--

Approved: Consolidation of 3 existing lots for the conversion of an abandoned auto repair garage into a 78-seat restaurant of 4,601 (sf).

9. Minor Subdivision MC # 07 – 620	Lackland Self Storage *	Hamilton Township 3540 Quakerbridge Road Block 1520, Lots 23 & 24
---------------------------------------	--------------------------------	---

Approved: Lot line adjustment to two existing lots within the Industrial Zone. One lot with an existing self-storage use will increase by 0.6019 (ac) and the second vacant lot will decrease. Presently, there is no use proposed for the vacant lot.

10. Site Plan MC # 07 – 419	Carolyn Stokes Day Nursery	Ewing Township One Princess Diana Lane Block 13, Lot 5
--------------------------------	-----------------------------------	--

Approved: Construction of a 4,920 (sf) addition to the existing Nursery and an infiltration/detention basin.

11. Site Plan MC # 05 – 408	Greenwood House	Ewing Township 53 Walter Street Blocks 344, Lot 32 Block 435, Lots 12 & 41
--------------------------------	------------------------	---

Approved: Revision to plans previously approve in 2005, which consist of an additional 422 (sf) increase to the Abrahms Residence.

12. Minor Subdivision MC # 07 – 810	Pratt, Richard	Hightstown Borough 202 Stockton Street Block 34, Lot 1
--	-----------------------	--

Approved: Subdivision of a 30,932 (sf) lot with an existing Funeral Home into 2 new lots of 19,826 (sf) with the existing use and a 11,106 (sf) lot with a proposed single family dwelling.

13. Minor Subdivision MC # 07 – 811	Pratt, Richard	Hightstown Borough 214 Stockton Street Block 34, Lot 3
--	-----------------------	--

Approved: Subdivision of a 21,000 (sf) lot with an existing dwelling into 2 new lots of 11,000 (sf) with the existing dwelling and a 10,000 (sf) lot with a proposed single family dwelling.

* Applicant granted county extension to review the subject application at the September 12, 2007 meeting.

** The Land Development Committee reserves the right to remove an application from this agenda if the a applicant fails to provide the missing items at or before this meeting that are necessary to make the subject application complete.